

OFFICIALS

Joe Stear, Mayor
Richard Cardoza, Council President
Briana Buban-Vonder Haar, Council Member
Pat Jones, Council Member
Greg McPherson, Council Member



CITY OF KUNA

Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634

**City Council Meeting
AGENDA
Tuesday, October 17, 2017**

6:00 P.M. REGULAR CITY COUNCIL

- 1. *Call to Order and Roll Call***
- 2. *Invocation:*** Scott Piper, First Baptist Church
- 3. *Pledge of Allegiance:*** Mayor Stear
- 4. *Consent Agenda:***

All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the City Council. There will be no separate discussion on these items unless the Mayor, Council Member, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.

A. City Council Meeting Minutes:

- 1. Regular City Council Minutes, October 3, 2017**

B. Accounts Payable Dated October 12, 2017 in the Amount of \$903,845.96

C. Resolutions

- 1. Consideration to approve Resolution No. R82-2017**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) WITH BLACK CREEK LIMITED PARTNERSHIP TO PERMIT THE DELAYED INSTALLATION OF STREET LIGHTS, LANDSCAPING AND FENCING; DIRECTING THE CITY TREASURER TO DEPOSIT INTO THE CITY'S TRUST ACCOUNT THE CASH BOND PAYMENT IN THE SUM OF \$120,293.03; AND APPROVING THE RELEASE OF SAID CASH BOND

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

UPON COMPLETION, INSPECTION AND SIGNING OFF BY THE CITY FOR THE REQUIRED ITEMS AS PER THE AGREEMENT.

2. Consideration to approve Resolution No. R83-2017

A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R71-2016 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING SEWER FEES; ESTABLISHES FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHES MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE CHANGES FOR ALL CUSTOMERS; SETS FORTH MINIMUM LINE SIZES; PROVIDES FOR A METHOD OF COMPUTING USER EQUIVALENT; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

3. Consideration to approve Resolution No. R84-2017

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R74-2016 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

5. **Community Reports or Requests:**

- A. Allumbaugh House Presentation - Diana Lachiondo, Director of Community Partnerships
- B. KPAL Appreciation Presentation – Captain Kody Aldrich, Ada County Sheriff’s Office

6. **Public Hearings:** (6:00 p.m. or as soon thereafter as matters may be heard.)

- A. *Staff requests this item be tabled to the public hearing scheduled for November 8, 2017.*

Public Hearing and consideration to approve 17-07-ZC (Rezone) – Jace Hellman, Planner I

A request from Scott Noriyuki, to rezone a parcel’s current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID.

- B.** Public Hearing and consideration to approve 17-04-AN (Annexation) – Jace Hellman, Planner I

A request from John Browning for approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID 83634 with an R-6 (medium density) residential zoning designation.

- C.** *Public Hearing that was tabled from September 19, 2017 and October 3, 2017 and consideration to approve 17-05-S (Preliminary Plat) for Springhill Residential Subdivision – Troy Behunin Planner III*

On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Units/acre. The subject site is located on the south-east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No's S1301212425 and S1301325480.

- D.** Public Hearing and consideration to approve 17-02-AN (Annexation) and 17-06-S (Preliminary) for Cazador Subdivision – Troy Behunin Planner III

A request from Kirsti Grabo with KM Engineering, seeking annexation of approximately 40.20 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a Single-Family Residential subdivision with a proposed gross density of 4.08 dwellings per acre, yielding 164 residential lots and 18 common lots. The site address is 2332 N. Ten Mile Road, located on the south-east corner of Ten Mile and Ardell Roads, Kuna, ID 83634.

- E.** Public Hearing on progress of Downtown Revitalization for CDBG-funded activities – Lisa Bachman, JUB Engineers Planner and Project Manager, Chris Engels, City Clerk, and Bob Bachman, Public Works Director

7. Business Items:

- A.** Consideration to reallocate available funds from City contribution from Downtown Revitalization Phase I to the Design and Engineering for Phase IIa and Phase IIb. – Chris Engels, City Clerk and Bob Bachman, Public Works Director
- B.** Preliminary financial results for fiscal year ending September 30, 2017 – John Marsh, City Treasurer
- C.** Request to approve Kuna off premise beer and off premise wine liquor license for Bi-Mart Corporation upon receipt of approved Idaho State liquor license and Ada County liquor license and appropriate fees – Chris Engels, City Clerk

Bi-Mart Corporation is scheduled to open prior to the Council Meeting on November 8, 2017 but the State and County licenses will not be available until October 18, 2017, therefor missing the opportunity to have all documents for Kuna City Council review and consideration. The request is to allow the City Clerk to issue the Kuna license upon receipt of all required documents.

D. Consideration to approve Resolution No. R85-2017 – Bob Bachman, Public Works Director

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE KUNA MUNICIPAL IRRIGATION DISTRICT FOR THE 2018 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ASSESSMENT BOOK FOR THE 2018 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES FOR THE 2018 IRRIGATION SEASON; SETTING THE TIME AND PLACE FOR THE MEETING OF THE BOARD OF CORRECTION FOR 2018 ASSESSMENTS; SETTING FEES FOR CONNECTING TO SAID IRRIGATION SYSTEM; SETTING UNIFORM METHOD OF ALLOCATING ASSESSMENTS FOR THE 2018 IRRIGATION SEASON; ESTABLISHING BILLING POLICIES; SETTING CUSTOMER SERVICE CHARGES; SETTING SYSTEM POLICIES; REPEALING EXISTING FEES AND POLICIES AS PREVIOUSLY SET BY RESOLUTION, AND SETTING AN EFFECTIVE DATE.

8. Ordinances: *None*

9. Mayor/Council Announcements:

10. Executive Session:

11. Adjournment: